



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES NOVEMBER 13, 2015

Note: PnZ Meeting November 6, 2015 was cancelled- Rescheduled for November 13, 2015

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman Derek Einkauf at 8:30 a.m. on Friday, November 13, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

Members Present:

Derek Einkauf, Chairman
Bill Heede
Ira Leary
Amy Pearce

Members Absent:

Harold Collins
Darryl Royer
David Worley

City Staff Present:

D. (Diana) Gordon Offord
David Leyendecker, City Engineer
C. J. Snipes, City Administrator
Michelle Killebrew, Building Official came at 8:35 a.m.

Others Present:

Juan Serna
Carmen Posey
Sean Murphy
Jimbo Homeyer
Eric Johnson
And 8 others who did not sign in

2. Quorum

Chairman Einkauf announced that a quorum is present.

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Chairman Einkauf stated he would like to take agenda item 12 if there are no objections as presenter has another engagement. PnZ Members were silent. Chairman Einkauf stated he would move this item up after Citizens Comments and approval of Minutes.

3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There are no Citizen's Comments.

4. Consideration and possible action to approve minutes from the October 2 and October 23, 2015 meetings

A motion was made by Planning and Zoning Member Heede to approve the minutes from October 2 and October 23, 2015 meetings as presented. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

Chairman Einkauf stated we will now hear from Mr. Rob Johnson regarding his presentation to the PnZ Members. Information regarding the documentation for this item, see agenda item 12.

5. Consider and possible action on Fulshear Professional Park Re-plat/Preliminary Plat

City Engineer, David Leyendecker, stated originally this plat was designed as one project and now to divide into two separate plat will be a challenge. There will have to be a separation of sewer lines, water lines, drainage, etc. He stated that an access easement will be needed. The initial project was switched to several different developers during its creation. See City Engineer review sheet for detailed recommendations regarding this project.

A motion was made by Planning and Zoning Member Heede to deny Fulshear Professional Park Re-plat/ Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf stated we have a motion and second to return for additional data. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

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6. Consider and possible action on Fulbrook on Fulshear Creek Section 8/Final Plat

City Engineer, David Leyendecker, recommends approval. He stated revised information was received in his office on yesterday.

A motion was made by Planning and Zoning Member Pearce to approve Fulbrook on Fulshear Creek Section 8/ Final Plat. It was seconded by Planning and Zoning Member Heede. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

7. Consider and possible action on RoseDale-Kiddos Ranch/2.5 acres (previously called: New Commercial Property/DayCare on FM 1463)- Preliminary Plat

City Engineer, David Leyendecker, stated that there is so much information needed on this plat and he recommends it be denied.

A motion was made by Planning and Zoning Member Leary to deny Rose Dale Kiddos Ranch/Day Care Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf stated it has been motion and seconded to return for additional data. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

8. Consider and possible action on Creek Cove at Cross Creek Ranch/Section 10/Preliminary Plat

City Engineer, David Leyendecker, recommends approval.

A motion was made by Planning and Zoning Member Pearce to approve Creek Cove at Cross Creek Ranch Section 10 Preliminary Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

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9. Consider and possible action on Cross Creek Bend Lane Extension No. 9/ Preliminary Plat

City Engineer, David Leyendecker, recommends approval.

A motion was made by Planning and Zoning Member Leary to approve Cross Creek Bend Lane Extension No. 9. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

10. Consider and possible action on Jordan Ranch/ Section 4/ Final Plat

City Engineer, David Leyendecker, stated this is a revised plat and he recommends approval.

A motion was made by Planning and Zoning Member Pearce to approve Jordan Ranch Section 4 Final Plat. It was seconded by Planning and Zoning Member Heede. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

11. Consider and possible action on Shops at Cross Creek II/Final Plat

City Engineer, David Leyendecker, recommends approval.

A motion was made by Planning and Zoning Member Heede to approve Shops at Cross Creek II Final Plat. It was second by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

12. Presentation: Mr. Rob Johnson/Rob Johnson Interests/Property address: 8411 FM 359 (NE corner of FM 359 and First Street) Site Plan discussion Fulshear Crossing Retail Center

Mr. Johnson re-introduced himself to the Commission. He stated he was present about a month ago and talked about site plan regarding the project on FM 359 and main street. He stated there was concern with the way it laid out and he is here with three new options. He explained to the

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Commission that these options and they were shared with TXDOT too (Texas Department of Transportation) and they would only allow option 1 or 3. Mr. Johnson opened up for questions. There was a short debate between the Commission and Mr. Johnson. Items discussed of concern was parking, entrance, and exit. At the end of the conversation, it was agreed that option 3 (three) was the most liked. Mr. Johnson states his target date to get start with this project would be March and hope to have it completed during the summer next year.

No action was taken on this item.

13. Adjournment

A motion was made by Planning and Zoning Member Pearce to adjourn. It was second by Planning and Zoning Member Heede. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Heede, Leary, and Pearce

Nays: None

Absent: Planning and Zoning Member Collins, Royer, and Worley

Chairman Einkauf announced that we are adjourned.